

# Development Code Rewrite Buckeye, Arizona



**Stop-Gap Ordinances**  
**Preview of Diagnosis/Annotated Outline**

**August 2006**  
**CLARION ASSOCIATES**

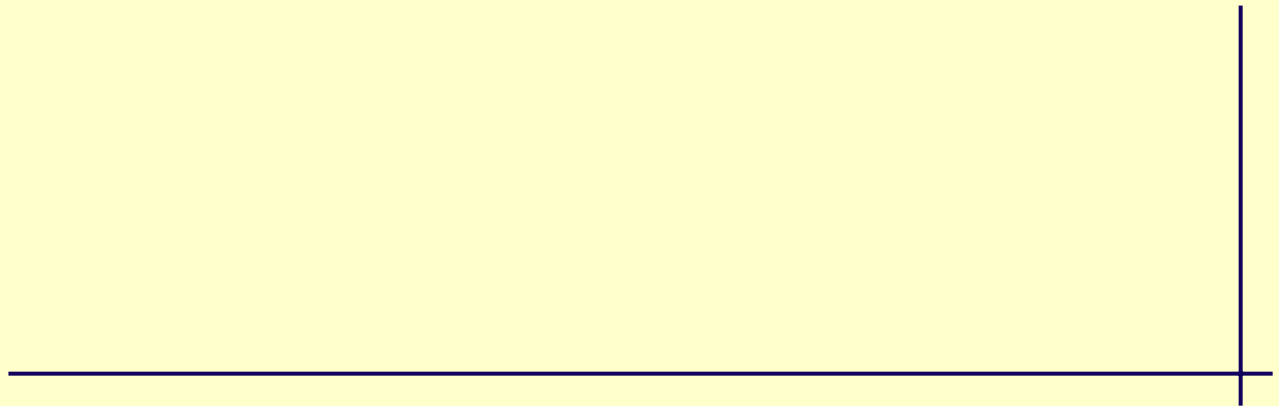
# Presentation Summary

- **Development Code Rewrite Schedule**
- **Summary of Stop-Gap Ordinances**
  - Commercial Design Standards and Guidelines
  - Native Plant Preservation
- **Preview of Diagnosis/Annotated Outline**

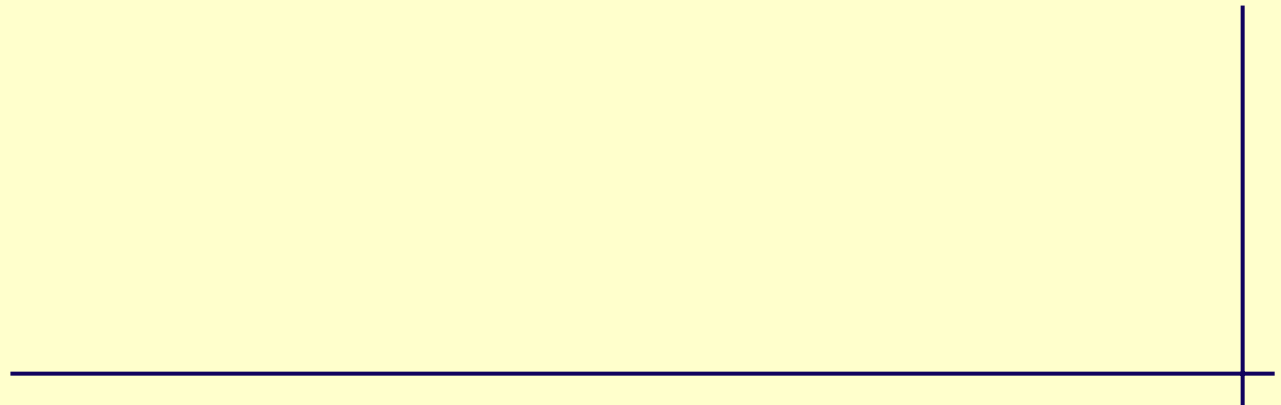
# Development Code Rewrite Schedule

<b>Task</b>	<b>Clarion submits draft to Town staff:</b>	<b>Town staff submits consolidated, written comments:</b>	<b>Clarion delivers revised draft for committee distribution:</b>	<b>Clarion attends committee meetings to present:</b>
Stop Gap Code Revisions (Commercial Design & Native Plants)	Completed			August 21, 2006 (followed by 30-day public review)
Diagnosis & Annotated Outline	June 6, 2006	August 2006	September 6, 2006	September 14, 2006
Drafting of New Code				
▪ Module 1: Procedures and Administration	October 16, 2006	November 1, 2006	November 17, 2006	Early December 2006
▪ Module 2 : Zone Districts and Use Regulations	January 29, 2007	February 19, 2007	March 5, 2007	March 2007
▪ Module 3: General Development Standards	February 19, 2007	March 5, 2007	March 26, 2007	April 2007
▪ Public Review Draft	TBD (April or May 2007)			
Final Adoption Draft	TBD (May or June 2007)			

# SUMMARY OF STOP-GAP ORDINANCES



# **Commercial Design Standards and Guidelines**



# Guiding Principles

- Build off the existing Buckeye commercial design guidelines.
- Clarify the town's goals regarding commercial design.
- Establish a foundation for addressing commercial design that may be fine-tuned during the overall code rewrite.



# Summary of Contents

- **Article 1: General Provisions**
- **Article 2: Site Design**
- **Article 3: Landscape Design**
- **Article 4: Building Design**
- **Article 5: Exterior Lighting**
- **Article 6: Signs**
- **Article 7: Definitions**

# Article 1: General Provisions

- **Applicability**
  - New construction
  - Redevelopment
- **Exemptions**
  - Routine maintenance and repair
  - Interior remodeling
  - Site plans already approved
  - Development within approved CMP area if CMP meet or exceed the standards of this ordinance
- **Administrative modifications**
- **Alternative equivalent compliance**



# Article 2: Site Design

- Existing topography/natural features
- Building orientation
- Connectivity
- Outdoor gathering spaces
- Parking
- Services, refuse collection, and utilities
- Drive-through facilities
- Fences and walls

# Example: Pedestrian Connections



# Example: Outdoor Gathering Spaces



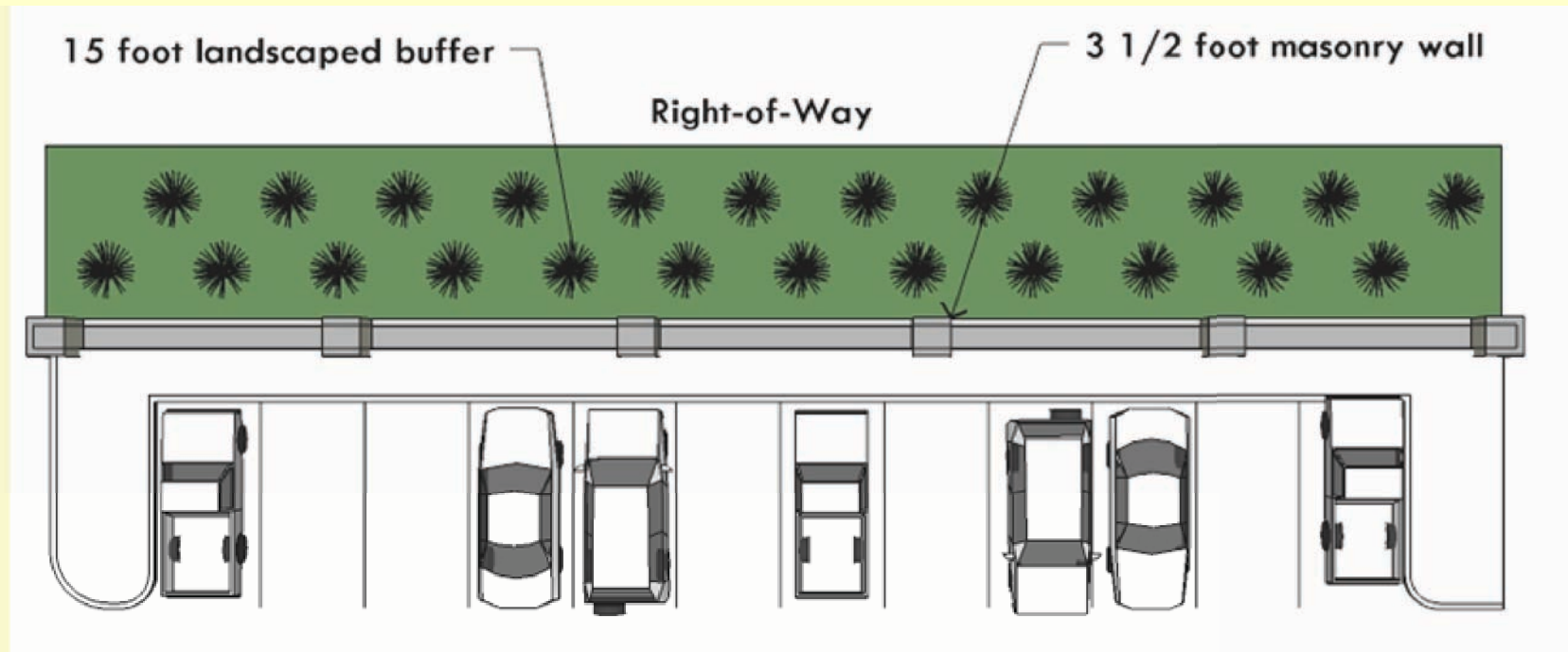


# Article 3: Landscape Design

- Landscaping inside parking areas
- Perimeter landscaping
- Entryways
- Building foundation plantings



# Example: Perimeter Landscaping

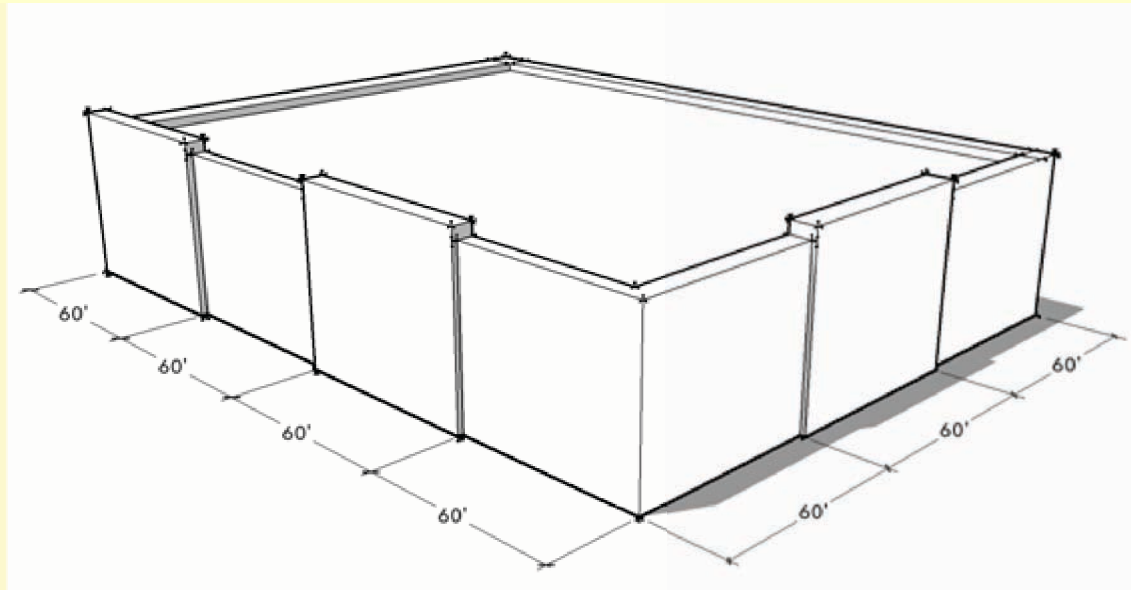


# Article 4: Building Design

- Architectural character
- Response to the climate
- Building mass
- Design for pedestrian
- Architectural details, materials, and colors



# Example: Building Mass



# Discussion Issues

- **Simple approach now to addressing industrial development?**
- **Standards versus guidelines?**
- **Decision-maker on alternative compliance?**
- **Exterior building and roof colors**
- **Replacement of exterior lighting standards**
- **Other issues?**

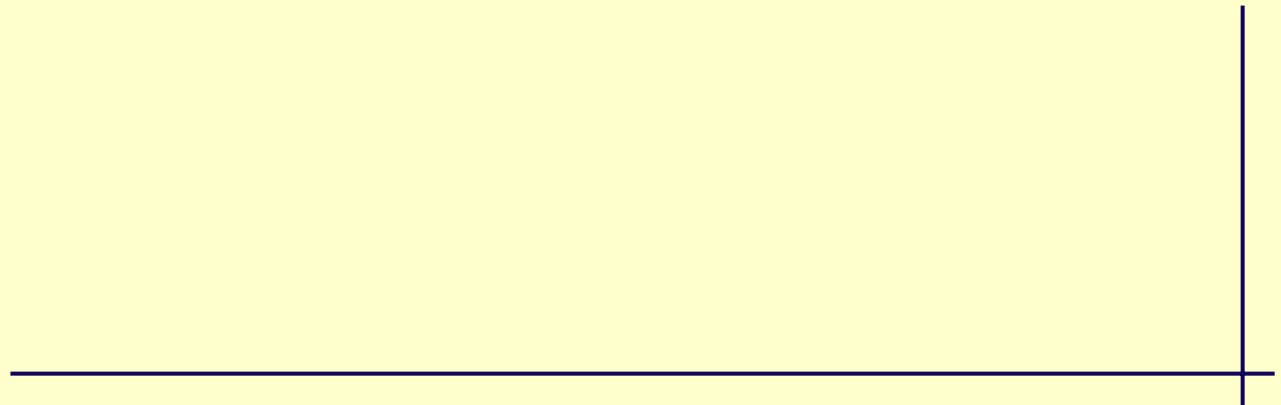


# Native Plant Preservation

# Summary of Contents

- **Applicability**
- **Native Plant Protection Standards**
  - **Salvage Criteria**
  - **Salvage of Protected Native Plants**
- **Approval Procedures**
  - **Plant Resource Inventory**
  - **Native Plant Protection Plan**

# **Preview of Diagnosis & Annotated Outline**



# Major Themes for Improvement

- **Ensure consistency with the General Plan.**
- **Provide updated menu of zoning districts and more flexible approach to uses.**
- **Reduce reliance on negotiated approvals.**
- **Improve the efficiency and effectiveness of the development review process.**

# Major Themes for Improvement

- **Protect Buckeye's natural and scenic resources.**
- **Raise the bar for site development.**
- **Raise the bar for building design.**
- **Support investment and redevelopment in the downtown and older residential areas.**
- **Improve the code's organization and format.**

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